

ARTICLE IV. - DEVELOPMENT STANDARDS

DIVISION 2. - LOT REQUIREMENTS

Sec. 37-183. - Minimum lot standards.

- (a) A lot in any residential zoning district, other than a lot of record created as of June 29, 1965, shall meet the minimum requirements in this subsection (a).
 - (1) A Lot in an In-Town District shall meet the requirement of Table IV-B.
 - (2) All lots, shall meet the following additional minimum standards:
 - (i) The lot shall have frontage on a public street as required by Chapter 9 of the City of Champaign Manual of Practice as established by authority of Section 31-109 of this Code.
 - (ii) No part of the lot shall be less than the width sufficient for the minimum driveway width where that portion of the lot furnishes the principal means of access to a street as required by Chapter 9 of the City of Champaign Manual of Practice as established by authority of Section 31-109 of this Code, or;
- (b) A Lot in any commercial or industrial district, other than a lot of record created as of June 29, 1965, shall meet the minimum requirements [of] this subsection (b).
 - (1) A lot other than a lot located within an In-Town Zoning District shall comply with the requirements of Table IV-A.
 - (2) A lot in an In-Town Zoning District shall meet the minimum requirements of Table IV-B. The lot shall also meet the above referenced standards, unless the property is a part of an office or industrial complex or shopping center. In that instance, the lot may be platted without street frontage if an irrevocable easement for access is provided as a part of the subdivision of the property.

Sec. 37-187. - Standards for common-lot-line dwellings or townhouse lots.

- (a) In the SF2, IT-SF1, and IT-SF2 Districts, where a common-lot-line structure is constructed for sale, with each unit on an individual lot, for individual ownership, such common-lot-line dwelling is subject to Table IV-A, Standards for Principal Structures on individual lots except that no side yard setback is required for the interior portion of a lot for a common-lot-line structure, and the minimum individual lot width at the front setback line for duplex townhomes under these circumstances shall be thirty (30) feet per dwelling unit in the SF2 District, and twenty-five (25) feet in the IT-SF1 and IT-SF2 Districts.
- (b) In the MF1, MF2, MF3, and MFUniv Districts, where townhouse and rowhouse buildings are permitted and one (1) of these structures is constructed for sale, with each unit on an individual lot, to individual owners, such structures shall not be subject to the minimum lot area per dwelling unit requirements of Table IV-A, but instead shall be subject to the following minimum requirements:
 - (1) A townhouse or common-lot-line dwelling shall be developed on a subdivided lot with no more than seven (7) dwelling units per structure. No structure shall exceed one hundred fifty (150) feet in length.
 - (2) Minimum lot area per unit shall be not less than one thousand eight hundred (1,800) square feet and shall have a minimum lot width at the front setback line of not less than eighteen (18) feet.
 - (3) Minimum yards:
 - a. *Front yard.* On a lot containing a townhouse or rowhouse there shall be a front yard of not less than twenty (20) feet.

- b. *Side yard.* On a lot containing a townhouse or rowhouse, no side yards shall be required for interior lots. Exterior lots at the end of each structure shall have a side yard setback of not less than six (6) feet and shall have a minimum distance between structures of not less than twelve (12) feet.
- c. *Rear yard.* There shall be a rear yard setback consistent with Table IV-A.

DIVISION 3. - YARDS AND SETBACK REQUIREMENTS

Sec. 37-192. - Front yards.

- (a) *Double frontage lots.* Where a lot extends through the block from street to street the required front yards shall be provided along each street.
- (b) *Corner lots.* Corner lots in the MFUniv District are only required to provide a required front yard on one street side. In all other districts, there shall be a required front yard on each street side of a corner lot subject to the provisions in Section 37-203 for existing lots in developed areas.

Sec. 37-195. - Visibility triangle setbacks.

Where a lot is located at the intersection of two (2) or more streets, no parking or structure of any kind shall be located within the visibility triangle, except in the CG, Commercial General District and the CB1, CB2, and CB3 Central Business Districts. Landscaping in this area shall either be shrubs at a height of three (3) feet or less or deciduous trees from the approved plant list, with branches having a clearance of six (6) feet. The visibility triangle shall be equal to the dimensions defined in Chapter 22 and Chapter 35 of the Municipal Code.

TABLE IV-A
STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS

District	Maximum Height (Feet)	Minimum Lot Size (Sq. Ft.)	Average Lot Width* (Feet) (1)	Maximum FAR (2)	Minimum OSR (2)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)
SF1	35	6,000	60	.35	.45	25	6	10
SF2	35	5,000 (7)	50 (7)	.40	.40	20	5	10
MF1	(3)	6,500 (7)	60 (7)	.90	.35	20	6	10
MF2	(3)	6,500	60	1.4	.30	20	10 (6)	10
MF3	(3)	6,500	60	1.9	.25	15	10 (6)	10
MFUniv	75	6,500	60	—	—	15	10 (6)	10

MHP	18	5 acres	130	—	.30	25	15	15
MHS	35	6,000	65	.40	.40	20	6	10
CO	35	10,000	60	.35	.25	15	10	10
CN	35	6,500	60	.35	(4)	(5)	(5)	15
CG	—	6,500	60	4.00	(4)	(5)	(5)	(5)
CB1	85	—	—	—	—	—	—	—
CB2	115	—	—	—	—	—	—	—
CB3	175	—	—	—	—	—	—	—
CI	—	—	—	3.00	—	(5)	(5)	(5)
IBP	—	5 acres	—	0.5	1.0	15	10	10
I1	—	10,000	—	1.00	—	(5)	(5)	(5)
I2	—	10,000	—	1.50	—	(5)	(5)	(5)

Notes:

* Minimum lot width is to be measured at the front yard setback line.

- (1) The minimum lot width for corner lots is equal to the number in the table plus ten (10) feet.
- (2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 for more details regarding the provision of open space.
- (3) Maximum height equals two (2) times the distance from the front building line of ninety-five (95) percent of the bulk of the building to the centerline of the street right-of-way.
- (4) Residential developments in this district will have to apply an OSR of .20 to the development and shall have minimum setbacks of ten (10) feet from all interior property lines. For buildings already existing as of adoption of this ordinance, these requirements shall not apply. The FAR of the district will apply.
- (5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of this Chapter.
- (6) Minimum side yard setbacks for structures containing one or two (2) units shall be six (6) feet.

- (7) Single Family Detached Homes in the SF2 and MF1 Zoning Districts are allowed to reduce the minimum lot size to four thousand (4,000) square feet and the minimum lot width to thirty-eight (38) feet, provided that a two (2) car garage and driveway of sufficient width and length to accommodate two (2) vehicles parked side by side are provided on the lot.

Secs. 37-196. - Reserved.

DIVISION 4. – SUPPLEMENTARY REQUIREMENTS FOR BUILDINGS WITHIN THE MFUNIV, CB1, CB2, AND CB3 DISTRICTS

Sec. 37-197. – Supplementary requirements for buildings within the MFUniv District.

- (a) Parking design is subject to the following requirements:
 - (1) Vehicular access to parking must be taken from the alley for any lot abutting a public alley;
 - (2) Ground level parking may not be located within a required front or side yard and must be separated from the exterior wall abutting the front yard by interior floor area having a minimum depth of twenty feet. For side facades facing public streets, ground level parking must be screened by a wall at least four (4) feet in height extending along the entire breadth of the parking area. This wall may be interrupted by one driveway not to exceed twenty-two (22) feet in width, as well as one additional pedestrian access point. Additionally, the portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least 50% of the vertical plane of that frontage;
 - (3) Upper level parking must be screened along any façade facing a public street by an exterior wall extending from floor to ceiling along the entire length of the wall.
- (b) A minimum of 35% of the area of every floor frontage facing a public street must consist of transparent glass.
- (c) Each building shall have a primary entrance facing a public street allowing pedestrian access via a connection to a public sidewalk. The primary entrance shall be covered by a shelter that is at least two (2) feet six (6) inches in depth and five (5) feet in width. This shelter may be provided with a projection from the wall, an inset into the wall, or a combination of the two.
- (d) No material other than brick shall constitute more than 70% of any façade facing a public street, exclusive of the windowed portion of the façade.
- (e) Exterior walls seventy-five (75) feet in length or greater that face public streets are subject to the following articulation requirements:
 - (1) A minimum of two (2) feet in variation in the vertical plane of said walls must occur at intervals of fifty (50) feet or less along the horizontal length of the wall. Intervals do not need to be equal in width. At least 50% of the vertical surface area of each horizontal interval must be recessed, projected, or offset to meet this requirement.
 - (2) Architectural features that may satisfy this requirement include, but are not limited to: wall offsets, projections and/or recesses, columns, bay windows, and balconies. These features may encroach into required yards subject to the requirements of Section 37-221.

Sec. 37-198. - Supplementary requirements for buildings within the CB1, CB2, and CB3 Districts.

- (a) Buildings are subject to a minimum height requirement of twenty (20) feet.
- (b) Buildings are subject to maximum setbacks along lot lines facing a public street.
 - (1) In the CB1 District, the maximum setback for lot lines facing a public street is fifteen (15) feet.
 - (2) In the CB2 and CB3 districts, the maximum setback for lot lines facing a public street is ten (10) feet.
- (c) Parking design is subject to the following requirements:

- (1) Vehicular access to parking must be taken from the alley for any lot abutting a public alley;
 - (2) Vehicular access to parking may not be taken from any public street as designated in Section 37-264.3 unless no alternative option for access exists;
 - (3) Ground level parking may not be located within a required front or side yard and must be separated from the exterior wall abutting the front yard by interior floor area having a minimum depth of twenty feet. For side facades facing public streets, ground level parking must be screened by a wall at least four (4) feet in height extending along the entire breadth of the parking area. This wall may be interrupted by one driveway not to exceed twenty-two (22) feet in width, as well as one additional pedestrian access point. Additionally, the portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least 50% of the vertical plane of that frontage;
 - (4) Upper level parking must be screened along any façade facing a public street by an exterior wall extending from floor to ceiling along the entire length of the wall. This wall may contain windows and ventilation grilles.
- (d) A minimum of 35% of the area of every floor frontage facing a public street must consist of transparent glass.
 - (e) For any building greater than 85 feet in height measured from grade, excluding the height of HV/AC, mechanical equipment, elevator shafts, stairwell shafts, or other similar appurtenances installed on the roof, the portion of any façade facing a public street that is more than thirty-five (35) feet above grade must be stepped back a minimum of five (5) feet from the facade at ground level.
 - (f) All ground floor building frontages facing a public street, excluding alleys, shall extend along a minimum proportion of the lot width as measured along the property line, except to the extent that this minimum width must be reduced to accommodate a driveway that is otherwise permitted by this chapter. The width of such a driveway shall not exceed twenty-two (22) feet. The minimum proportion in each district is as follows:
 - (1) CB1 District: 80%
 - (2) CB2 District: 90%
 - (3) CB3 District: 90%

DIVISION 5. - SPECIAL YARD REQUIREMENTS FOR CERTAIN LOTS OF RECORD AND IN-TOWN USES

Sec. 37-202. - Substandard lots established prior to adoption of ordinance.

- (a) In any district, a building or structure for any of the uses permitted in the respective districts, except two-family and multifamily dwellings (unless the property is located in the area noted in subparagraph (b) of this section and is zoned multifamily), may be erected on a single lot of record as of June 29, 1965, which has less than the minimum lot area or width specified for the respective district. This provision shall apply provided that yard dimensions and requirements other than those applying to area width, and/or of the lot shall conform to the regulations for the district in which such lot is located.
- (b) Erection of new multiple family residences in the MF3 and MFUniv zoning districts located south of University Avenue, north of Kirby Avenue, and east of Neil Street shall be permitted. Such improvements shall meet all other code requirements.
- (c) If two (2) or more lots, or combinations of lots and portions of lots, with continuous frontage in single ownership are of record as of June 29, 1965, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered an undivided parcel for the purpose of this Code. No portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Code, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Code.

Sec. 37-203. - Corner lots recorded prior to adoption of this ordinance.

Lots of record as of the date of adoption of the Zoning Ordinance of 1996, are not required to provide the additional lot width required for corner lots in Table IV-A. Lots of record as of the date of adoption of the Zoning Ordinance of 1996, shall comply with the following regulations:

- (a) For corner lots which were a legal lot of record at the date of adoption of the Zoning Ordinance of 1996, and which are located in the SF1, SF2, or MF1 Districts, a side yard on the street side of a corner lot shall have a width of not less than fifteen (15) feet.
- (b) In the MF2, MF3, and MFUniv Districts, a side yard on the street side of a corner lot shall have a width of not less than ten (10) feet, except where such lot abuts in the rear either directly or across an alley, a lot in an SF1, SF2, or MF1 District in which case the side yard on the street side of the corner lot shall be fifteen (15) feet.
- (c) Any legal lot with a width of at least forty-eight (48) feet shall be allowed to have a minimum buildable width of thirty-eight (38) feet. In no case shall the side yard on the street side of a corner lot be reduced to less than five (5) feet.

Secs. 37-208—37-210. - Reserved.

DIVISION 6. - FLOOR AREA RATIO, OPEN SPACE RATIO, OPEN SPACE BETWEEN BUILDINGS, AND HEIGHT

Sec. 37-215. - Usable open space requirements.

- (a) Usable open space shall be provided in a compact area having no dimension less than eighteen (18) feet, except as permitted under the provisions of subsections (b) and (e) of this section.
- (b) Usable open space for a multifamily dwelling, residential use, or any other dwelling may be provided through the following options:

Type of Usable Open space	Minimum Dimensions (Feet)	Percentage of Open Space Requirement	
		SF1, SF2, MF1, MF2, MF3, MHP, MHS, CN	CG
Common Open Space	Side - 18 ft.	Up to 100%(d)	Up to 100%
Balconies (e)	5ft. × 9ft. (for any one (1) balcony for any one (1) unit)	Up to 25%	Up to 50%

- (c) In the SF1, SF2, MF1, MF2, MF3, MHP, MHS, CO, and CN Districts, the required common open space has to be provided at the ground level.
- (d) In the CG, Commercial General District, common open space may be located above ground level with the following additional requirements:
 - (1) If the common open space is accessible by key only, said key shall be provided to all tenants of the building.
 - (2) The floor of the useable open space shall be of walkable material, such as concrete, brick pavers or wood decking.
 - (3) Seating shall be provided at a rate of one (1) seat per four (4) dwelling units.
 - (4) Landscape areas, consisting of planters, gardens, etc., shall comprise no less than ten (10) percent of the total useable open space area.
 - (5) Useable open space located more than forty (40) feet above ground level shall contain a perimeter windscreen, wall, or combination thereof no less than six (6) feet high. If the useable open space is set back from the building edge by at least ten (10) feet, this requirement shall not be necessary.
- (e) No useable open space is required for any multifamily dwelling within the University District (as defined in Section 37-35) or the MFUniv District. In calculating the required usable open space for University District projects containing both residential and non-residential uses, the gross floor area shall exclude all floor area reserved exclusively for residential use.

Sec. 37-218. - Height modifications.

The height limitations stipulated in Table IV-A of this article shall not apply to the following:

- (a) Places of public assembly in religious institutions, schools, and other permitted public buildings in the SF1, SF2, IT-SF1, and IT-SF2 Districts, provided that for each three (3) feet by which the height of such buildings exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by one additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
- (b) Barns, silos, other farm structures, spires, belfries, cupolas, domes, monuments, water-storage tanks, fire and hose towers, electrical transmission and distribution towers, telephone poles, windmills, chimneys, smoke stacks, flag poles, freestanding telecommunication towers, and parapet walls extending not more than four (4) feet above the limiting height of the building.
- (c) Fixed mechanical equipment, roof structures covering fixed mechanical equipment (including elevator equipment), cooling towers, rooftop access structures, and scenery lofts, provided that no linear dimension shall exceed fifty (50) percent of the corresponding lot line frontage. All such structures above the height otherwise permitted in the district shall not occupy more than twenty-five (25) percent of the area of the lot.

DIVISION 7. - PROJECTIONS, ENCROACHMENTS AND ACCESSORY BUILDINGS IN YARDS

Sec. 37-221. - Projections and encroachments into yards.

Unless otherwise provided in this chapter, no building or structure, portion of any building, structure, or mechanical equipment shall be erected in, occupy, or obstruct a required front, rear, or side yard except for the following:

- (a) Cornices, sills, eaves, and other ornamental features may encroach to a distance of not more than two (2) feet, six (6) inches, but in no case less than four (4) feet from a side lot line.

- (b) [Fire escapes.]
 - (1) Fire escapes to a distance of not more than four (4) feet six (6) inches, or enclosed fire escapes, and enclosed balconies leading from fire towers in required rear yards, when such projection is not more than ten (10) feet when the main structure was built prior to the effective date of the Zoning Ordinance of 1996.
 - (2) On all structures for which a building permit is issued on or after the effective date of the Zoning Ordinance of 1996, this encroachment or projection shall not be permitted.
- (c) [Uncovered stairways and necessary landings.]
 - (1) Uncovered stairways and necessary landings, to a distance of not more than four (4) feet, six (6) inches, provided that each stair and landing shall not extend above the entrance floor of the building.
 - (2) The railing height may not exceed more than six (6) inches above the BOCA minimum requirement.
 - (3) The stairway or landing may be covered, but not enclosed, if the covering does not exceed one-third of the length of the building wall on which it is located.
 - (4) This provision is only applicable when the main structure was built prior to June 29, 1965.
 - (5) On all new construction this encroachment or projection shall not be permitted.
- (d) Bay windows and chimneys to a distance of not more than three (3) feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located, and provided, further, that in no case shall a bay window or chimney project into a required side yard by more than one-third of such yard.
- (e) Terraces and uncovered porches to a distance of not more than two (2) feet six (6) inches, provided that such terraces and porches do not extend more than three (3) feet above the ground level at the required yard line.
- (f) Port-cocheres, canopies, or balconies (including any architectural feature used to provide shelter for a required primary entrance) to a distance of not more than two (2) feet six (6) inches.
- (g) Driveways, walks, fences and underground structures.
- (h) Concrete, asphaltic concrete, or all weather surfaces on yards. If the yard to be surfaced is a required front or side yard, then the surface must be so located or constructed that an automobile cannot be driven or cannot project upon it from a driveway, parking space, street or alley.
- (i) Clothes line, trellises, a distance of not more than three (3) feet.
- (j) Decks, provided that they are no more than one foot in height from the ground, may extend two (2) feet six (6) inches into any required side or rear yard, unless that yard is surrounded by an opaque fence, in which case it may extend up to said fence. Such decks may extend four (4) feet six (6) inches into a required front yard.
- (k) Residential balconies located above the first floor in mixed-use buildings located in the CG District to a distance of not more than five (5) feet.